



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## Decision

Dispute Codes: OPR, MNR, MNSD, FF

## Introduction

Both parties were represented at the hearing.

## Issue(s) to be Decided

The issues to be decided were whether the Landlord was entitled to an Order of Possession for unpaid rent; to a monetary Order for unpaid rent; to keep all or part of the security deposit; and to recover the filing fee from the Tenant for the cost of the Application for Dispute Resolution, pursuant to sections 38, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

## Background and Evidence

At the beginning of the hearing the Agent for the Landlord and the Tenant indicated that they had reached a settlement in this dispute, and that they wished this tenancy to continue. The parties agreed that the Tenant has paid her outstanding rent, but that she still owes \$125.00 in late fees.

The Agent for the Landlord indicated that she wished to withdraw the Notice to End Tenancy that was served on the Tenant on August 04, 2008 and to continue this tenancy, due to the fact that the Tenant had agreed to pay \$125.00 in late fees and \$50.00 in compensation for the filing fee paid by the Landlord for this Application for Dispute Resolution.

The Tenant agreed to resolve this dispute by paying \$175.00 to the Landlord on, or before, September 26, 2008.

### Conclusion

On the basis of the agreement reached by the two parties I am issuing a monetary Order which requires the Tenant to pay the Landlord \$175.00. In the event that the Tenant does not voluntarily comply with this Order on or before September 26, 2008, it may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Date of Decision: September 16, 2008

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